

074.0

0005

0014.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

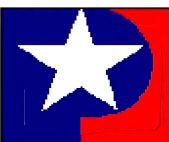
837,700 / 837,700

USE VALUE:

837,700 / 837,700

ASSESSED:

837,700 / 837,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		TWIN CIRCLE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SALIPANTE ALEXANDER J-ETAL
Owner 2:	SALIPANTE KATHLEEN
Owner 3:	

Street 1:	20 TWIN CIRCLE DR
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:	
St/Prov:	
Cntry:	

Postal:	
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NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1961, having primarily Wood Shingle Exterior and 2356 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8999		Sq. Ft.	Site		0	70.	0.77	5									482,980						483,000	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct		
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value							46961		
101	8999.000	354,700		483,000	837,700							GIS Ref		
												GIS Ref		
												Insp Date		
												10/26/18		
Total Card	0.207	354,700		483,000	837,700							16220!		
Total Parcel	0.207	354,700		483,000	837,700									
Source:	Market Adj Cost			Total Value per SQ unit /Card:	355.56	/Parcel:	355.56							

PREVIOUS ASSESSMENT								Parcel ID				PAT ACCT.			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date					
2022	101	FV	354,700	0	8,999.	483,000	837,700		Year end	12/23/2021					
2021	101	FV	344,600	0	8,999.	483,000	827,600		Year End Roll	12/10/2020					
2020	101	FV	344,600	0	8,999.	483,000	827,600		827,600	Year End Roll	12/18/2019				
2019	101	FV	260,300	0	8,999.	489,900	750,200	750,200	Year End Roll	1/3/2019					
2018	101	FV	260,300	0	8,999.	365,700	626,000	626,000	Year End Roll	12/20/2017					
2017	101	FV	260,300	0	8,999.	331,200	591,500	591,500	Year End Roll	1/3/2017					
2016	101	FV	260,300	0	8,999.	317,400	577,700	577,700	Year End	1/4/2016					
2015	101	FV	250,000	0	8,999.	269,100	519,100	519,100	Year End Roll	12/11/2014					

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
11/16/2018	1716	Siding	8,000	C					10/26/2018	Inspected	PH	Patrick H			
10/17/2018	1515	Re-Roof	9,460	C					10/11/2018	MEAS&NOTICE	CC	Chris C			
10/7/2009	958	New Wind	8,500						12/3/2008	Meas/Inspect	163	PATRIOT			
									11/13/1999	Inspected	256	PATRIOT			
									11/5/1999	Mailer Sent					
									10/14/1999	Measured	263	PATRIOT			
									12/1/1981		KM				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 05 - Garrison	1	Rating: Average		A Bath:	Rating:	OF=SINK IN BMT.													
Sty Ht: 2 - 2 Story				3/4 Bath:	1	Rating: Average													
(Liv) Units: 1	Total: 1			A 3QBth		Rating:													
Foundation: 1 - Concrete				1/2 Bath:	1	Rating: Average													
Frame: 1 - Wood				A HBth:		Rating:													
Prime Wall: 1 - Wood Shingle				OthrFix:	1	Rating: Average													
Sec Wall: 6 - Stucco	10 %			OTHER FEATURES															
Roof Struct: 1 - Gable				Kits:	1	Rating: Average													
Roof Cover: 1 - Asphalt Shgl				A Kits:		Rating:													
Color: BEIGE				Frl:	1	Rating: Average													
View / Desir:				WSFlue:		Rating:													
GENERAL INFORMATION				CONDOS INFORMATION															
Grade: C - Average				Location:															
Year Blt: 1961	Eff Yr Blt:			Total Units:															
Alt LUC:		Alt %:		Floor:															
Jurisdct:		Fact:	.	% Own:															
Const Mod:				Name:															
Lump Sum Adj:				DEPRECIATION				REMODELING				RES BREAKDOWN							
INTERIOR INFORMATION				Phys Cond: AG - Avg-Good	26.	%		Exterior:	No Unit	RMS	BRS	FL							
Avg Ht/FL: STD				Functional:		%		Interior:	1	8	4								
Prim Int Wal: 1 - Drywall				Economic:		%		Additions:											
Sec Int Wall:		%		Special:		%		Kitchen:											
Partition: T - Typical				Override:		%		Baths:											
Prim Floors: 3 - Hardwood				Total:	26.4	%		Plumbing:											
Sec Floors:		%		CALC SUMMARY				Electric:											
Bsmnt Flr: 4 - Carpet				Basic \$ / SQ: 140.00				Heating:											
Subfloor:				Size Adj.: 1.19573808				General:											
Bsmnt Gar:				Const Adj.: 1.00999999															
Electric: 3 - Typical				Adj \$ / SQ: 169.077															
Insulation: 2 - Typical				Other Features: 92000															
Int vs Ext: S				Grade Factor: 1.00															
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000															
Heat Type: 1 - Forced H/Air				NBHD Mod:															
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100		% AC:		Adj Total: 481897															
Solar HW: NO	Central Vac: NO			Depreciation: 127221															
% Com Wal	% Sprinkled			Deprecated Total: 354676															
MOBILE HOME				Make:			Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 074-0-0005-0014.A															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	6X8	A	AV	2000		0.00	T	15.2	101						
More: N				Total Yard Items:				Total Special Features:				Total:							